

Document No.4411
Voted at Meeting of 2/ 9/ 84

BOARD OF APPEAL REFERRALS

FEBRUARY 9, 1984

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 3. Z-6582 Exxon Company, U.S.A.
841 Morton Street, Mattapan
 4. Z-6610 James B. Kane
50 Waltham Street, Boston
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 7. Z-6714 Wang Laboratories, Inc. (lessee)
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-
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1274 Dorchester Avenue, Dorchester
 20. Z-6724 Michael DiCarlo
11 Claron Street, Roslindale
 21. Z-6757 Marie Errico
188 F Street, South Boston
 22. Z-6761 Wendy & Nareshchandra Shah
43 Lawrence Street, Boston
 23. Z-6775-6776 99 Chestnut Hill Avenue Partnership
99-111 and 132 Chestnut Hill Avenue, Brighton
 24. Z-6783 Filene's / Au Bon Pain, Inc. (lessee)
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 25. Z-6788-6789 Mass. Urban Reinvestment Advisory Group (MURAG)
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 26. Z-6790 Cheryl Della Camera
3854 Washington Street, Jamaica Plain
 27. Z-6791 Butera School of Art
111 Beacon Street, Boston

MEMORANDUM

February 9, 1984

TO: BOSTON REDEVELOPMENT AUTHORITY
FROM: Robert J. Ryan, Director
SUBJECT: BOARD OF APPEAL REFERRALS

Hearing: 2/7/84

Z-6576
Jane Manley
105 Day Street, Jamaica Plain
at Bynner Street

2½-story structure

District(s): apartment _____ general business _____ industrial _____
residential R-.8 local business _____ waterfront _____
single family _____ manufacturing _____

Purpose: change occupancy from two to three apartments.

Violation(s):

Dwelling converted for more families is forbidden use.

Lot area and open space are insufficient.

Floor area ratio is excessive.

Occupancy, existing for several years, is compatible with surrounding residential neighborhood. Abutter has expressed support. Recommend approval.

VOTED: In reference to petition Z-6576, Jane Manley, 105 Day Street, Jamaica Plain, for a forbidden use and three variances for change of occupancy from two to three apartments in a residential (R-.8) district, the Boston Redevelopment Authority recommends approval. Occupancy, existing for several years, is compatible with surrounding residential neighborhood.



Board of Appeal Referrals 2/9/84

Hearing: 2/7/84

Z-6577
Richard Ovesen
370-372 Hyde Park Avenue, Roslindale
at Hunter Street

2½-story structure

District(s):	apartment_____	general business_____	industrial_____
	residential R-.8_____	local business_____	waterfront_____
	single family_____		manufacturing_____

Purpose: change occupancy from two- to three-family dwelling.

Violation(s):

Dwelling converted for more families is forbidden use.

Lot area is insufficient.

Petitioner has not submitted evidence to justify approval of an additional unit. One abutter objects to conversion because of density and parking.
Recommend denial without prejudice.

VOTED: In reference to petition Z-6577, Richard Ovesen, 370-372 Hyde Park Avenue, Roslindale, for a forbidden use and a variance for change of occupancy from two- to three-family dwelling in a residential (R-.8) district, the Boston Redevelopment Authority recommends denial without prejudice. Petitioner has not submitted evidence to justify approval of additional unit.



HYDE PARK AVE

370-372 HYDE PARK AVE

7-6571

RDS

Board of Appeal Referrals 2/9/84

Hearing: 2/7/84

Z-6582
Exxon Company, U.S.A.
841 Morton Street, Mattapan
at Norfolk Street

Gas service station

District(s): apartment _____ general business _____ industrial _____
residential _____ local business L-.5 waterfront _____
single family _____ manufacturing _____

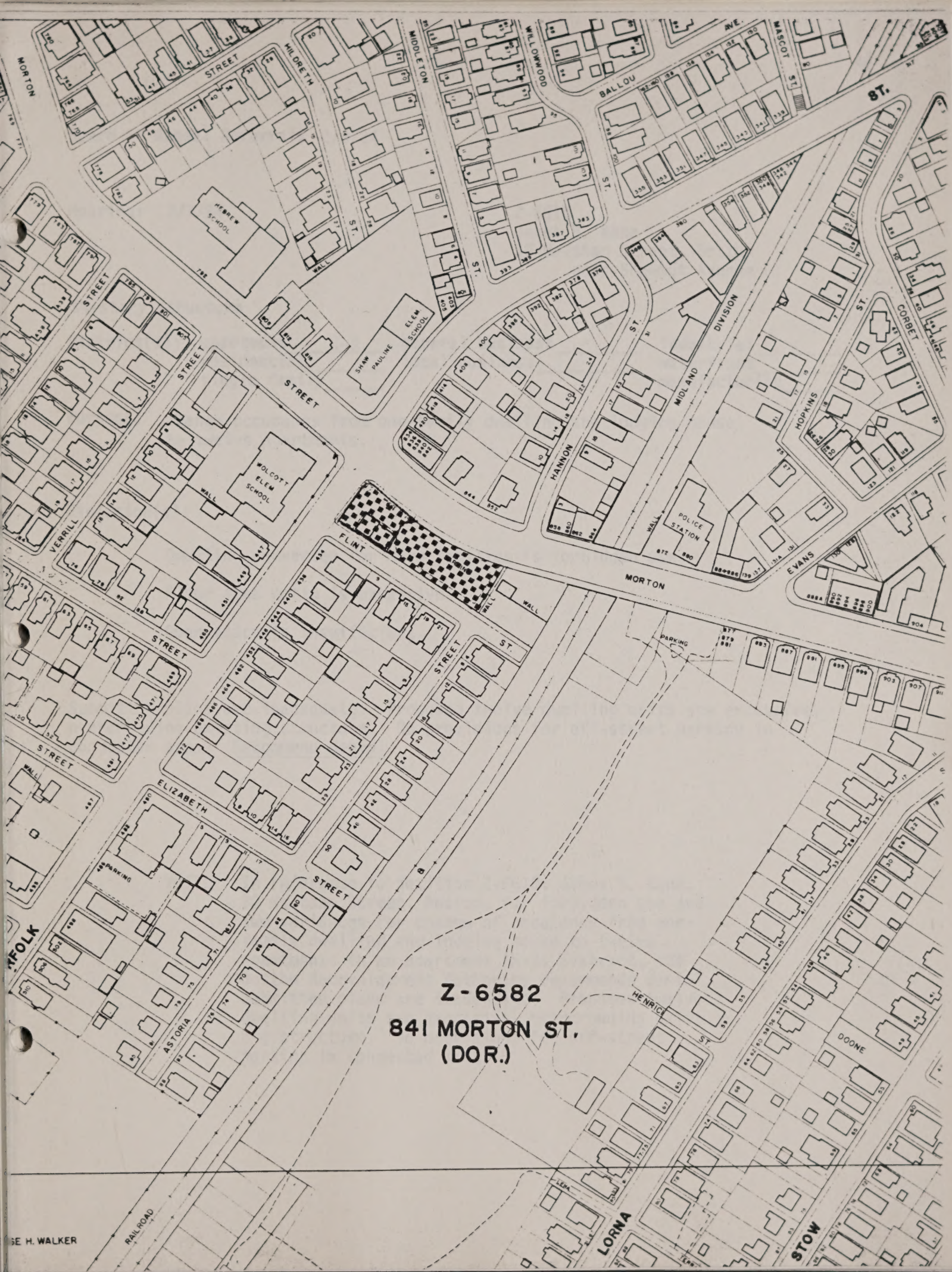
Purpose: install 6,000-gallon gasoline storage tank underground;
convert existing full service island to self service.

Violation(s):

Gas station is conditional use.

Facility will become full self service. Increased capacity will require fewer tank deliveries. No response from community. Recommend approval with proviso.

VOTED: In reference to petition Z-6582, Exxon Company, U.S.A., 841 Morton Street, Mattapan, for conditional use to install 6,000-gallon gasoline storage tank underground and convert existing full service island to self service in a local business (L-.5) district, the Boston Redevelopment Authority recommends approval with following proviso: that facility comply with Board of Appeal guidelines for gas service stations.



Z-6582
841 MORTON ST.
(DOR.)

Board of Appeal Referrals 2/9/84

Hearing: 2/7/84

Z-6610
James B. Kane
50 Waltham Street, Boston
near Shawmut Avenue

3½-story structure

District(s): apartment H-3 general business _____ industrial _____
residential _____ local business _____ waterfront _____
single family _____ manufacturing _____

Purpose: change occupancy from one-family dwelling and lodging house
to twelve apartments.

Violation(s):

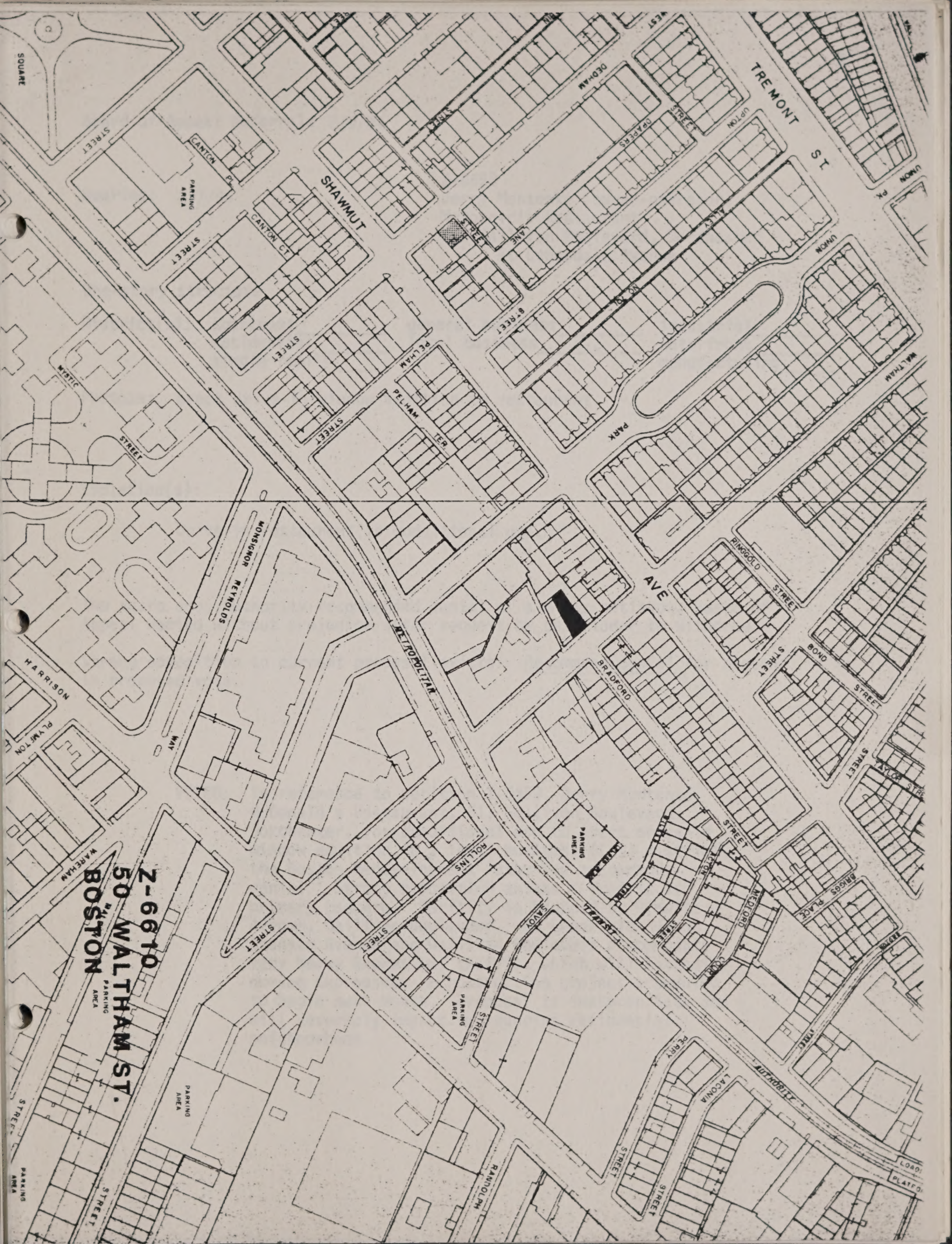
Dwelling converted for more families is forbidden use.

Floor area ratio is excessive.

Open space is insufficient.

Submitted plans are inadequate. Proposed twelve dwelling units are excessive,
overcrowding existing structure. No provisions for off-street parking in
congested area. Recommend denial.

VOTED: In reference to petition Z-6610, James B. Kane,
50 Waltham Street, Boston, for forbidden use and
two variances for change of occupancy from one-
family dwelling and lodging house to twelve
apartments in an apartment (H-3) district, the
Boston Redevelopment Authority recommends denial.
Submitted plans are inadequate. Proposed twelve
dwelling units are excessive, overcrowding exist-
ing structure. No provisions for off-street
parking in congested area.



2-6610
50 WALTHAM ST.
BOSTON

Board of Appeal Referrals 2/9/84

Hearing: 2/7/84

Z-6659

Jerry Montenko (owner-operator)
McDonald's Restaurant
511 Gallivan Boulevard, Dorchester
at Lenoxdale Avenue

One-story structure

District(s):	apartment _____	general business _____	industrial _____
	residential _____	local business <u>L-1</u> _____	waterfront _____
	single family _____		manufacturing _____

Purpose: erect drive-in window addition to restaurant

Violation(s):

Drive-in restaurant is conditional use.

Two years ago, Authority recommended denial of similar petition; Board of Appeal denied without prejudice after request by petitioner to withdraw.

Strong opposition to current proposal exists. Recommend denial for reasons in proposed vote.

VOTED: In reference to petition Z-6659, Jerry Montenko, McDonald's Restaurant, 511 Gallivan Boulevard, Dorchester, for conditional use to erect drive-in window addition in a local business (L-1) district, the Boston Redevelopment Authority recommends denial. Strong opposition exists. Traffic is primary concern. Facility is bounded by Granite Avenue, Gallivan Boulevard, and Lenoxdale Avenue. Granite Avenue and Gallivan Boulevard accommodate very heavy Expressway traffic, which will intensify during Expressway reconstruction project scheduled to begin next month. Proposal is inappropriate and will adversely impact surrounding residential neighborhood.

Z-6659
511 GALLIVAN BLVD.
(DOR.)



Board of Appeal Referrals 2/9/84

Hearing: 2/7/84

Z-6691-6692
David McDonough
17-19 Maryland Street, Dorchester
near Bay Street

Three-story duplex structure

District(s): apartment H-1 general business _____ industrial _____
residential _____ local business _____ waterfront _____
single family _____ manufacturing _____

Purpose: subdivide.

Violation(s):

Lot area, width, and frontage are insufficient.

Floor area ratio is excessive.

Subdivision will create two three-family dwellings. Violations are technical. Recommend approval with proviso.

VOTED: In reference to petitions Z-6691-6692, David McDonough, 17-19 Maryland Street, Dorchester, for ten variances to subdivide three-story duplex structure in an apartment ((H-1) district, the Boston Redevelopment Authority recommends approval with following proviso: that facade treatment be uniform and that such a requirement be included in a covenant to be recorded Registry of Deeds.



Z-6691-92

17-19

MARYLAND ST. DOR.

Board of Appeal Referrals 2/9/84

Hearing: 2/7/84

Z-6714
Wang Laboratories, Inc. (lessee)
185 Kneeland Street, Boston
at Atlantic Avenue

88,258 sq. ft. of land

District(s): apartment _____ general business _____ industrial _____
residential _____ local business _____ waterfront _____
single family _____ manufacturing M-2

Purpose: erect ten-story manufacturing-office structure.

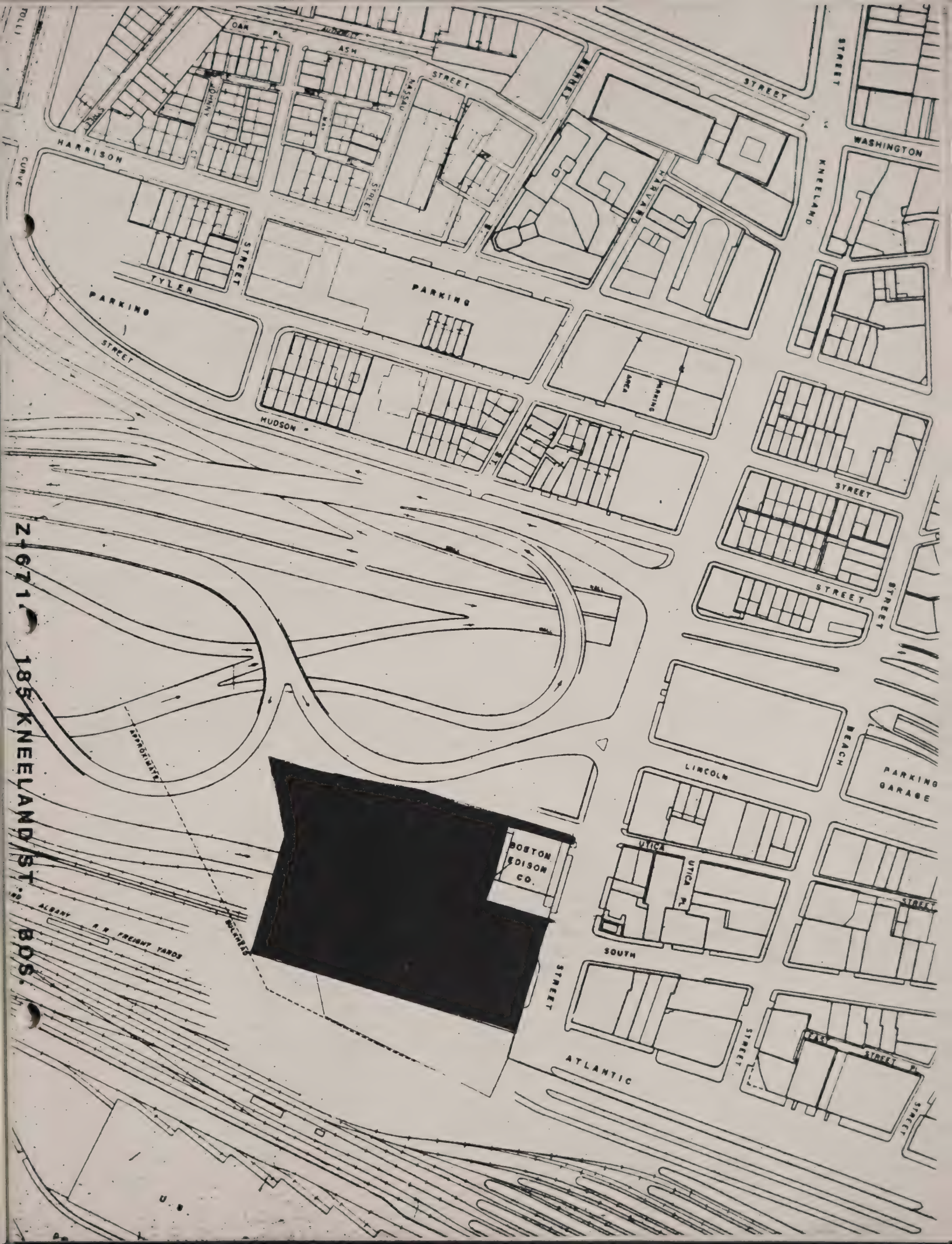
Violation(s):

Restricted parking district.

Roof sign not allowed.

Structure, to be constructed on land leased from Massachusetts Turnpike Authority, will accommodate six levels of manufacturing, two for offices, one for cafeteria, and ground-level lobby. Off-street parking area will contain spaces for 46 cars. Staff has reviewed plans with Wang development staff and architectural team. Recommend approval with proviso.

VOTED: In reference to petition Z-6714, Wang Laboratories, Inc., 185 Kneeland Street, Boston, for two conditional uses to erect ten-story manufacturing-office structure in a manufacturing (M-2) district, the Boston Redevelopment Authority recommends approval with following proviso: that plans be submitted to the Authority for continuing design review.



Z-671 185 KNEELAND ST. BOS.

Board of Appeal Referrals 2/9/84

Hearing: 2/7/84

Z-6743-6746

Estate of Gerardo Pellegrini
254-256 Washington Street and
4-8-10 Shepard Street, Brighton

Three residential structures and two-car garage.

District(s): apartment _____ general business _____ industrial _____
residential R-.8 local business _____ waterfront _____
single family _____ manufacturing _____

Purpose: subdivide; legalize occupancies of two of the structures:
two-family dwelling and store; three-family dwelling.

Violation(s):

Parking within required front yard.

Lot area, width, frontage, access, open space, and front, side,
and rear yards are insufficient.

Floor area ratio is excessive.

Subdivision will enable petitioner to sell three separate properties: two-family dwelling and store, one-family dwelling, and the three family which occupancy has existed more than sixty years. Recommend approval.

VOTED: In reference to petitions Z-6743-6746, Estate of Gerardo Pellegrini, 254-256 Washington Street and 4-8-10 Shepard Street, Brighton, for seventeen variances to subdivide and legalize occupancies of two structures as two-family dwelling and store and three-family dwelling in a residential (R-.8) district, the Boston Redevelopment Authority recommends approval. Subdivision will allow sale of three separate properties: two-family dwelling and store, one family dwelling, and a three-family which occupancy has existed more than sixty years.



WASHINGTON STREET

STREET

CAMBRIDGE STREET

AVENUE

ROAD

STREET

WASHINGTON STREET

STREET

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Board of Appeal Referrals 2/9/84

Hearing: 2/7/84

Z-6756
Lynn A. McDonough
163 West Eighth Street, South Boston
near E Street

Three-story structure

District(s): apartment H-1-50 general business _____ industrial _____
residential _____ local business _____ waterfront _____
single family _____ manufacturing _____

Purpose: subdivide; change occupancy from two apartments and store to
three apartments.

Violation(s):

Lot width, frontage, and rear yard are insufficient.

Occupancy consistent with residential neighborhood. Recommend approval.

VOTED: In reference to petition Z-6756, Lynn A. McDonough,
163 West Eighth Street, South Boston, for three
variances to subdivide and change occupancy from
two apartments and store to three apartments in an
apartment (H-1-50) district, the Boston Redevelopment
Authority recommends approval. Occupancy will be
consistent with residential neighborhood.



Board of Appeal Referrals 2/9/84

Hearing: 2/7/84

Z-6767
Stephen and Alissa Buonapane
195 Endicott Street, Boston
near Causeway Street

3½-story structure

District(s): apartment _____ general business _____ industrial _____
residential _____ local business _____ waterfront _____
single family _____ manufacturing M-2

Purpose: change occupancy from three to four apartments.

Violation(s):

Conditional use.

Dwelling converted for more families is forbidden use.

Floor area ratio is excessive.

Existing four-family occupancy is consistent with residential neighborhood.
Recommend approval with proviso.

VOTED: In reference to petition Z-6767, Stephen and Alissa Buonapane, 195 Endicott Street, Boston, for conditional use, forbidden use, and variance for change of occupancy from three to four apartments in a manufacturing (M-2) district, the Boston Redevelopment Authority, the Boston Redevelopment Authority recommends approval with the following proviso: that plans for any exterior changes be submitted to the Authority for design review.



Board of Appeal Referrals 2/9/84

Hearing: 2/14/84

Z-6583
Linda D'Orsi
90 White Street, East Boston
near Putnam Street

Three-story structure

District(s): apartment _____ general business _____ industrial _____
residential R-.8 _____ local business _____ waterfront _____
single family _____ manufacturing _____

Purpose: erect one-story addition to two-family dwelling.

Violation(s):

Rear yard is insufficient.

Rear storage addition replaces fire-damaged structure. No response from
area residents. Recommend approval.

VOTED: In reference to petition Z-6583, Linda D'Orsi,
90 White Street, East Boston, for a variance to
erect a one-story addition to a two-family
dwelling in a residential (R-.8) district, the
Boston Redevelopment Authority recommends
approval. Rear storage addition replaces fire-
damaged structure.



FALCON

WEST FAOLE STREET

BROOKS

STREET

WHITE

DORMOUTH STREET

BROOKS

STREET

EAST
BOSTON
HIGH
SCHOOL

GOSPEL
HALL

PUTNAM

STREET

PUTNAM
SQUARE

STREET

PUTNAM

EAST

PRESCOTT
SQUARE

STREET

STREET

GLENDON

STREET

AMERICAN
LEGION

PLAYGROUND

EAGLE

FRANK

STANOR

26583

90 WHITE ST. E.B.

DAV
SQUARE

STREET

STREET

PRESCOTT

Board of Appeal Referrals 2/9/84

Hearing: 2/14/84

Z-6608-6609

Fernando and Beatriz Miranda, Mario Hurtado
3-5-7 Adamson Street, Allston
near Everett Street

2½- and 2-story structure

District(s): apartment _____ general business _____ industrial _____
residential R-.8 _____ local business _____ waterfront _____
single family _____ manufacturing _____

Purpose: subdivide one- and two-family dwellings; legalize occupancy -
one-family dwelling.

Violation(s):

Lot area, open space, and side yard are insufficient.

Floor area ratio is excessive.

Subdivision of one- and two-family dwellings. Violations are existing
and technical. No response from abutters. Recommend approval.

VOTED: In reference to petitions Z-6608-6609, Fernando and
Beatriz Miranda and Mario Hurtado, 3-5-7 Adamson
Street, Allston, for eight variances to subdivide
and to legalize occupancy as one-family dwelling in
a residential (R-.8) district, the Boston
Redevelopment Authority recommends approval. Sub-
division of one- and two-family dwellings. Viola-
tions are existing and technical.



Z-6608-6609
3-5-7-ADAMSON ST.

Board of Appeal Referrals 2/9/84

Hearing: 2/14/84

Z-6637
Catina J. Cardinale
167 O Street, South Boston
at East Seventh Street

Three-story structure

District(s): apartment H-1-50 general business _____ industrial _____
residential _____ local business _____ waterfront _____
single family _____ manufacturing _____

Purpose: change occupancy from three-family dwelling to two-family dwelling
and garage; erect addition.

Violation(s):

Floor area ratio is excessive.

Occupancy has existed for many years. Addition will be used as family room.
No response from residents. Recommend approval.

VOTED: In reference to petition Z-6637, Catina J. Cardinale,
167 O Street, South Boston, for variance for change
of occupancy from three-family dwelling to two-family
dwelling and garage in an apartment (H-1-50) district,
the Boston Redevelopment Authority recommends approval.
Occupancy has existed for many years. Addition will
be used as family room.



Z-6637
167 O ST.
S.B.

Board of Appeal Referrals 2/9/84

Hearing: 2/28/84

Z-6676
 Laura Spiel
 57 Addington Road, West Roxbury
 near Lyall Street

2½-story structure

District(s): apartment _____ general business _____ industrial _____
 residential _____ local business _____ waterfront _____
 single family S-.5 manufacturing _____

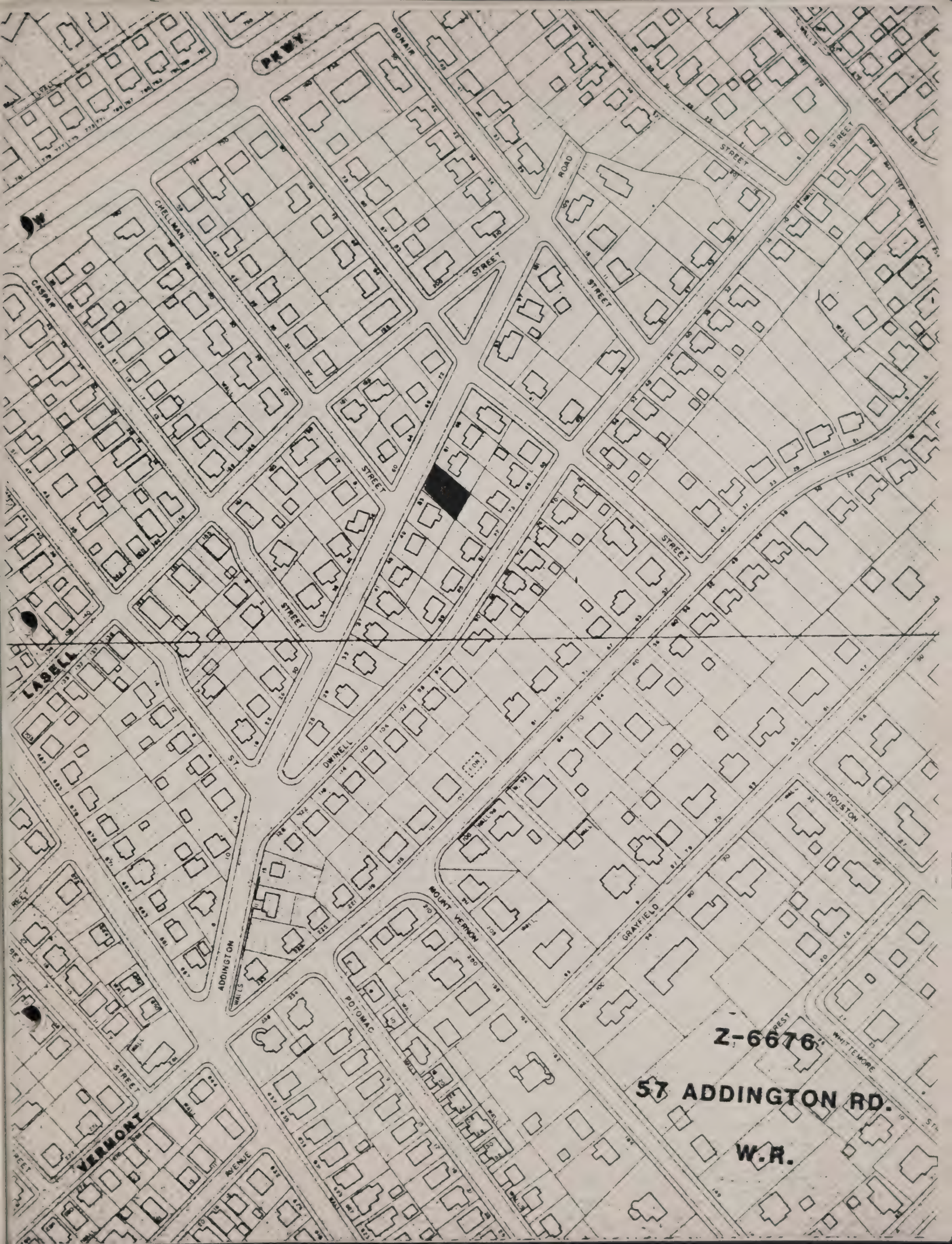
Purpose: erect one-story addition (14' x 6') to one-family dwelling.

Violation(s):

Side and rear yards are insufficient.

Addition to family room. Side yard violation existing and unchanged.
 Adequate rear yard will remain. Recommend approval.

VOTED: In reference to petition Z-6676, Laura Spiel, 57 Addington Road, West Roxbury, for two variances to erect a one-story addition to a one-family dwelling in a single-family (S-.5) district, the Boston Redevelopment Authority recommends approval. Extension of family room. Adequate rear yard will remain. Side yard violation existing and unchanged.



Z-6676

57 ADDINGTON RD.

W.R.

Board of Appeal Referrals 2/9/84

Hearing: not yet
scheduled

Z-6679
Joette H. Brems
251 Lexington Street, East Boston
at Prescott Street

Three-story structure

District(s): apartment H-1 general business _____ industrial _____
residential _____ local business _____ waterfront _____
single family _____ manufacturing _____

Purpose: change occupancy from two-family dwelling and store to three-family dwelling.

Violation(s):

Dwelling converted for more families is forbidden use.

Lot area and open space are insufficient.

Store space to be converted to apartment unit for owner occupancy.
Proposal compatible with residential neighborhood. Recommend approval.

VOTED: In reference to petition Z-6679, Joette H. Brems, 251 Lexington Street, East Boston, for forbidden use and two variances for change of occupancy from two-family dwelling and store to three-family dwelling in an apartment (H-1) district, the Boston Redevelopment Authority recommends approval. Store space to be converted to apartment unit for owner occupancy. Proposal is compatible with residential neighborhood.



Board of Appeal Referrals 2/9/84

Hearing: 2/28/84

Z-6687
Charles House Convalescent Home
10 Bellamy Street, Brighton
near Matchett Street

Two-story structure

District(s): apartment _____ general business _____ industrial _____
residential R-.5 local business _____ waterfront _____
single family _____ manufacturing _____

Purpose: erect sign.

Violation(s):

Height of sign is excessive.

Illuminated 10' x 3' sign identifying convalescent facility would be 32 feet high, 7 feet above code limit. Installation at lower height would require removal of tree which adds aesthetic value to the area. Abutter supports proposal. Recommend approval.

VOTED: In reference to petition Z-6687, Charles House Convalescent Home, 10 Bellamy Street, Brighton, for conditional use to erect sign in a residential (R-.5) district, the Boston Redevelopment Authority recommends approval. Illuminated 10' x 3' sign identifying convalescent home would be 32 feet high, 7 feet above code limit. Installation at lower height would require removal of tree which adds aesthetic value to the area.

BOSTON 6 ALBANY

CITY OF NEWTON
CITY OF BOSTON

NEWTON

PARK

TILTON

ST. TILTON

NEWTON

DETHUNE ST

PRESENTATION RD

BELLAMY

ST. BELLAMY

STREET

HUNNEWELL

PERTSHIRE

JUSTIN

ROAD

ATKINS

AVENUE

Z-6687 10 BELLAMY ST. BR



Board of Appeal Referrals 2/9/84

Hearing: 2/28/84

Z-6704

K & L Realty Trust, Inc.

121-129 Hamilton Street, Dorchester
near Bowdoin Street

One-story structure

District(s): apartment _____ general business _____ industrial _____
 residential R-.8 local business _____ waterfront _____
 single family _____ manufacturing _____

Purpose: change occupancy from wholesale distribution of paper supplies
 to storage of carpeting and tile materials.

Violation(s):

Change in nonconforming use.

Proposed storage use is less noxious than the wholesale use. Recommend
approval.

VOTED: In reference to petition Z-6704, K & L Realty Trust, Inc.,
 121-129 Hamilton Street, Dorchester, for change in noncon-
 forming use for change of occupancy from wholesale distri-
 bution of paper supplies to storage of carpeting and tile
 materials in a residential (R-.8) district, the Boston
 Redevelopment Authority recommends approval with follow-
 ing provisos: that there be no on-street parking in
 connection with this use; that Hamilton Street not be
 used as route to Columbia Road.



2-6704

121-129 HAMILTON ST
(DOR.)

Board of Appeal Referrals 2/9/84

Hearing: 2/28/84

Z-6705
Leopold Wagner
264 Neponset Valley Parkway, Hyde Park
near Riley Road

Gas service station

District(s): apartment _____ general business _____ industrial _____
residential _____ local business _____ waterfront _____
single family S-.5 _____ manufacturing _____

Purpose: use premises for sale of ten used cars.

Violation(s):

Outdoor sale or display for sale of used motor vehicles is
forbidden use.

Sale of used cars with its attendant activity is an encroachment and a use
detrimental to the primarily single- and two-family residential neighborhood.
Recommend denial.

VOTED: In reference to petition Z-6705, Leopold Wagner,
264 Neponset Valley Parkway, Hyde Park, for a
forbidden use to use premises for sale of ten
used cars in a single-family (S-.5) district,
the Boston Redevelopment Authority recommends
denial. Sale of used cars with its attendant
activity is an encroachment and a use detrimen-
tal to the primarily single- and two-family
residential neighborhood.



Board of Appeal Referrals 2/9/84

Hearing: 2/28/84

Z-6706

Kosta Papoulidis

1274 Dorchester Avenue, Dorchester
at Freeport Street

Gas service station

District(s):	apartment_____	general business_____	industrial_____
	residential_____	local business <u>L-1</u>	waterfront_____
	single family_____		manufacturing_____

Purpose: change occupancy to gas service station and sale of 24 used cars.

Violation(s):

Outdoor sale or display for sale of used motor vehicles is forbidden use.

Proposal is excessive, inappropriate, and undesirable and could create hazardous traffic conditions. This intersection on a major artery is heavily congested; practically no off-street parking is available. Freeport-Adams Association indicates strong opposition. Recommend denial.

VOTED: In reference to petition Z-6706, Kosta Papoulidis, 1274 Dorchester Avenue, Dorchester, for forbidden use for change of occupancy to gas service station and sale of 24 used cars in a local business (L-1) district, the Boston Redevelopment Authority recommends denial. Proposal is excessive, undesirable, and inappropriate and could create hazardous traffic conditions. This intersection on a major artery is heavily congested; practically no off-street parking is available. Freeport-Adams Association indicates strong opposition.



DOR.

1274 DORCHESTER AVE.

Z-6706

Board of Appeal Referrals 2/9/84

Hearing: 2/14/84

Z-6724
Michael DiCarlo
11 Claron Street, Roslindale
near Hautevale Street

12,140 sq. ft. of land

District(s):	apartment _____	general business _____	industrial _____
	residential _____	local business _____	waterfront _____
	single family S-.5 _____		manufacturing _____

Purpose: erect two-family dwelling.

Violation(s):

Two-family dwelling is forbidden use.

Two-family dwelling is incompatible with predominantly single-family neighborhood. Submitted plans indicate two additional apartments in basement, increasing the proposed development to four units. Neighbors are opposed. Recommend denial.

VOTED: In reference to petition Z-6724, Michael DiCarlo, 11 Claron Street, Roslindale, for forbidden use to erect two-family dwelling in a single-family (S-.5) district, the Boston Redevelopment Authority recommends denial. Two-family dwelling is incompatible with predominantly single-family neighborhood. Submitted plans indicate two additional apartments in basement, increasing the proposed development to four units. Neighbors are opposed.



Board of Appeal Referrals 2/9/84

Hearing: 2/28/84

Z-6757
Marie Errico
188 F Street, South Boston
near Bolton Street

Three-story structure

District(s): apartment H-1-50 general business _____ industrial _____
residential _____ local business _____ waterfront _____
single family _____ manufacturing _____

Purpose: legalize occupancy - three-family dwelling.

Violation(s):

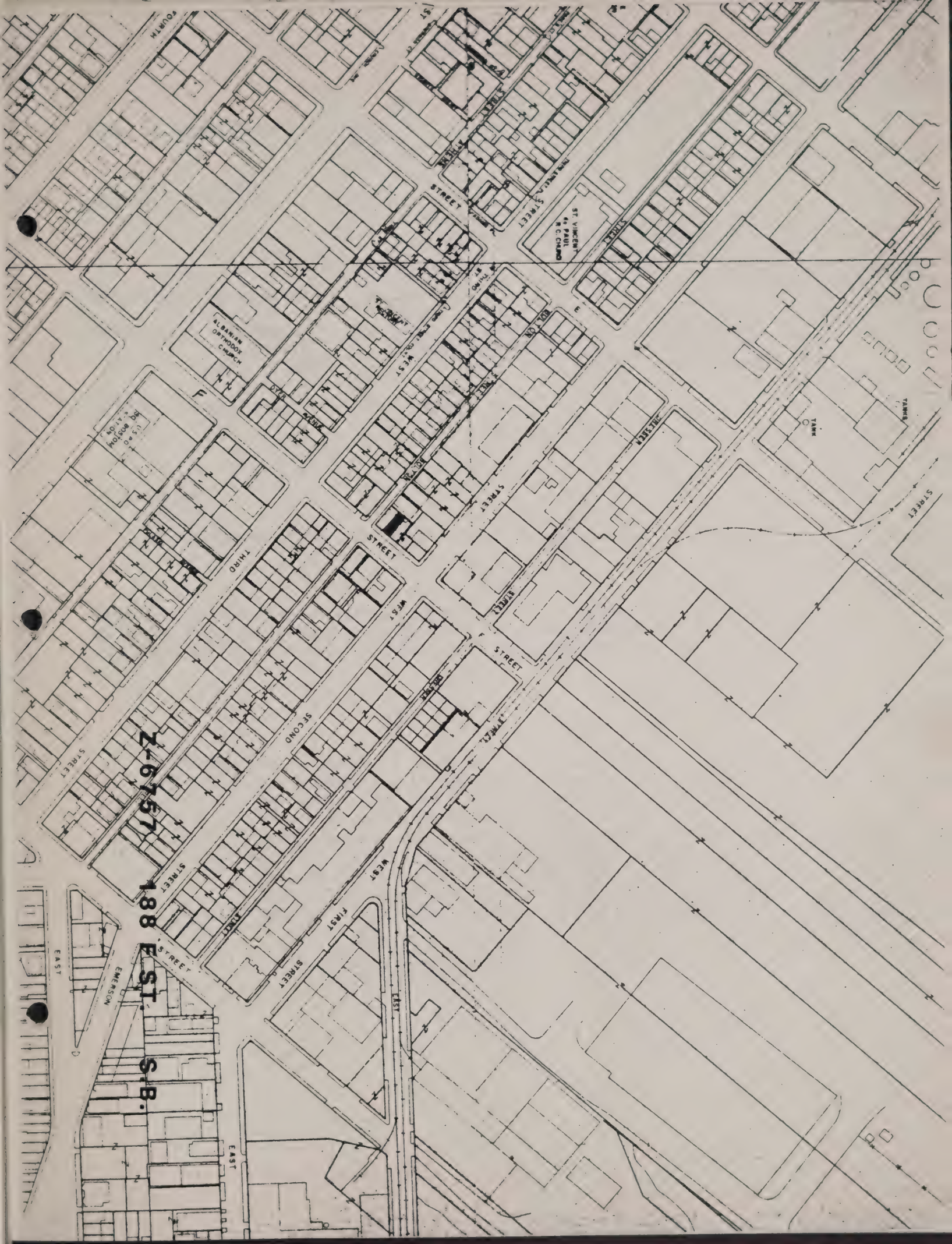
Dwelling converted for more families is forbidden use.

Lot area and open space are insufficient.

Floor area ratio is excessive.

No record of legal occupancy; apparently two-family dwelling and store.
Occupancy consistent with residential neighborhood. Recommend approval.

VOTED: In reference to petition Z-6757, Marie Errico, 188 F Street, South Boston, for a forbidden use and three variances to legalize occupancy as three-family dwelling in an apartment (H-1-50) district, the Boston Redevelopment Authority recommends approval. No record of legal occupancy; apparently two-family dwelling and store. Occupancy consistent with residential neighborhood.



2-6757

188 E. ST. S.B.

Board of Appeal Referrals 2/9/84

Hearing: 2/28/84

Z-6761
Wendy & Nareshchandra Shah
43 Lawrence Street, Boston
near Dartmouth Street

Three-story row structure

District(s):	apartment	H-3	general business	_____	industrial	_____
	residential	_____	local business	_____	waterfront	_____
	single family	_____			manufacturing	_____

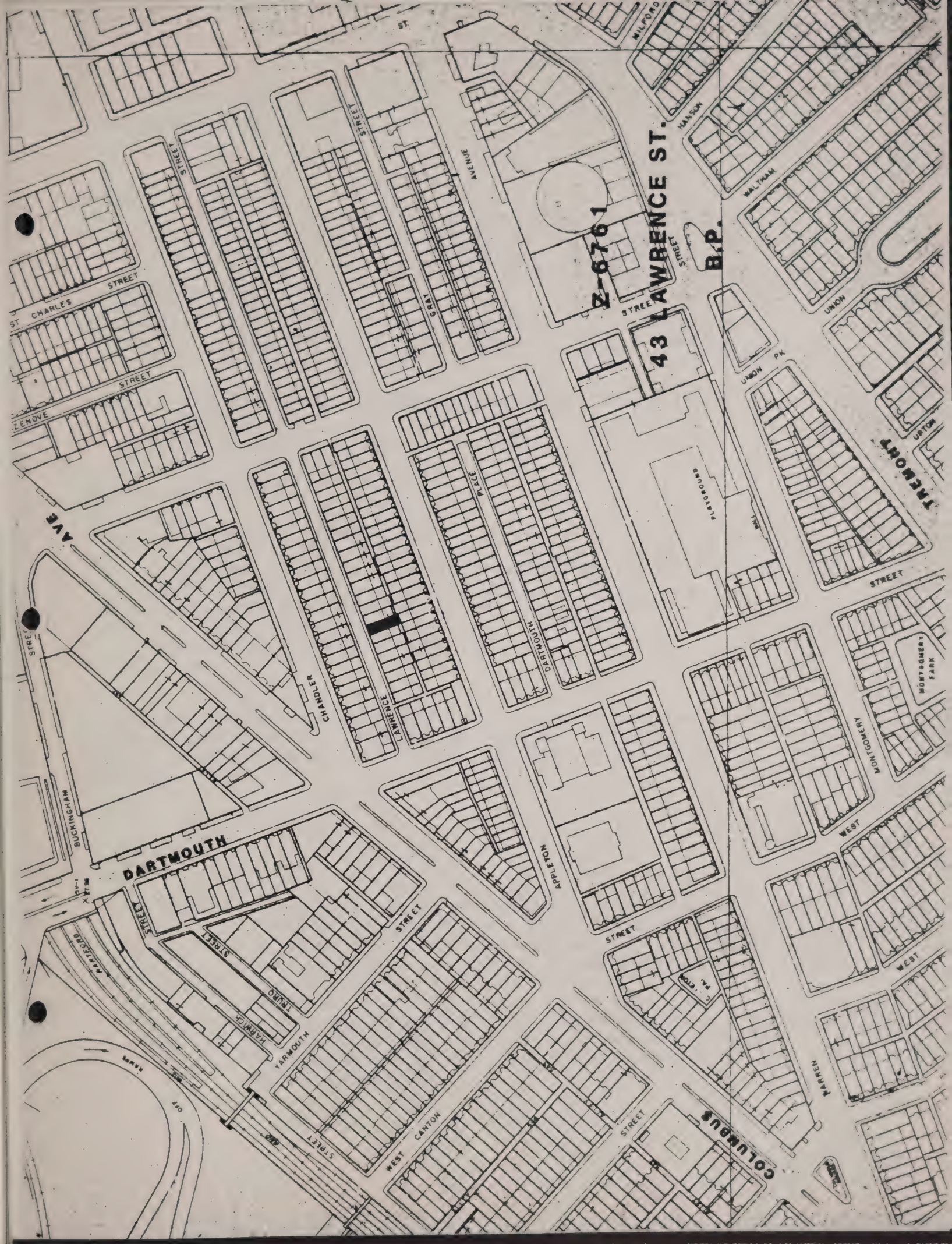
Purpose: install solar hot water heater.

Violation(s):

Structure alters profile of roof in restricted roof district.

Three 4' x 8' collector panels on the roof of this two-family row dwelling would create an unwanted precedent, alter roof line, and impair the architectural character of the structure. Recommend denial.

VOTED: In reference to petition Z-6761, Wendy and Nareshchandra Shah, 43 Lawrence Street, Boston, for conditional use to install solar hot water heater in an apartment (H-3) district, the Boston Redevelopment Authority recommends denial. Three 4' x 8' collector panels on the roof of this two-family dwelling would create an unwanted precedent, alter roof line, and impair architectural character of the structure.



Board of Appeal Referrals 2/9/84

Hearing: 2/14/84

Z-6775-6776

99 Chestnut Hill Avenue Partnership
 99-111 and 132 Chestnut Hill Avenue,
 Brighton
 at William Jackson Avenue

Three-story structure

District(s): apartment _____ general business _____ industrial _____
 residential _____ local business _____ waterfront _____
 single family S-.5 _____ manufacturing _____

Purpose: erect addition to nursing home; use premises for ancillary
 parking - 27 cars.

Violation(s):

Nursing home is forbidden use.

Lot area, front and side yards, and off-street parking are insufficient.

Floor area ratio and height of building are excessive.

Ancillary parking is forbidden use.

Abutters are adamantly opposed at this time. Concern is acute need for off-street parking in this residential neighborhood. Petitioner is presently negotiating to resolve situation. Recommend denial without prejudice.

VOTED: In reference to petitions Z-6775-6776, 99 Chestnut Hill Avenue Partnership, 99-111 and 132 Chestnut Hill Avenue, Brighton, for two forbidden uses and seven variances to erect addition to nursing home and use premises for ancillary parking in a single-family (S-.5) district, the Boston Redevelopment Authority recommends denial without prejudice. Petitioner must resolve prime neighborhood concern for acute off-street parking need in this residential area. Abutters are adamantly opposed at this time.



Z-6775-76

99-111 & 132 CHESTNUT HILL AVE

BRI

Board of Appeal Referrals 2/9/84

Hearing: 2/14/84

Z-6783
 Filene's
 Au Bon Pain, Inc. (lessee)
 384-426 Washington Street, Boston
 at Franklin Street

Eight-story structure

District(s): apartment _____ general business B-10 industrial _____
 residential _____ local business _____ waterfront _____
 single family _____ manufacturing _____

Purpose: change occupancy from store, retail sale of ice cream, and two restaurants to same uses and bakery; erect one-story addition.

Violation(s):

Retail catering is conditional use.

Sign not allowed above horizontal parapet.

It is proposed to erect steel and glass panel addition to show window at Summer and Hawley Streets; also to use window space for bakery. Recommend Board of Appeal defer decision until petitioner meets with staff to resolve concerns about design.

VOTED: In reference to petition Z-6783, Filene's and Au Bon Pain, Inc. (lessee), 384-426 Washington Street, Boston, for two conditional uses for change of occupancy from store, retail sale of ice cream, and two restaurants to same uses and bakery and erect addition in a general business (B-10) district, the Boston Redevelopment Authority recommends that the Board of Appeal defer its decision until petitioner meets with Authority design staff to resolve concerns about design. There is no objection to a cafe at this site. However, proposed addition would create a permanent obstruction on a public way. A temporary structure which could be removed in warm weather would be more appropriate and compatible with the area.



Z-6783

384-426 WASHINGTON ST.

B.P.

Board of Appeal Referrals 2/9/84

Hearing: 2/14/84

Z-6788-6789

Mass. Urban Reinvestment Advisory Group (MURAG)
16-18 Elm Street, Dorchester
near Ashland Street

8,356 square feet of land

District(s):	apartment_____	general business_____	industrial_____
	residential R-.5_____	local business_____	waterfront_____
	single family_____		manufacturing_____

Purpose: subdivide; erect two one-family dwellings.

Violation(s):

Lot area, width, frontage, and side yard are insufficient.

Proposal is compatible with residential neighborhood. Recommend approval with proviso.

VOTED: In reference to petitions Z-6788-6789, Mass. Urban Reinvestment Advisory Group (MURAG), 16-18 Elm Street, Dorchester, for eight variances to subdivide and erect two one-family dwellings in a residential (R-.5) district, the Boston Redevelopment Authority recommends approval with following proviso: that plans be submitted to the Authority for design review approval.



Z-6788-89

16-18 ELM ST. DOR

Board of Appeal Referrals 2/9/84

Hearing: 2/28/84

Z-6790
Cheryl Della Camera
3854 Washington Street, Jamaica Plain
near Forest Hills

2½-story structure

District(s): apartment _____ general business _____ industrial _____
residential _____ local business _____ waterfront _____
single family _____ manufacturing M-1

Purpose: erect dormer addition to two-family dwelling.

Violation(s):

Extension of nonconforming use.

Number of stories is excessive.

Proposal would provide additional space for expanding family. No response from abutters. Recommend approval with proviso.

VOTED: In reference to petition Z-6790, Cheryl Della Camera, 3854 Washington Street, Jamaica Plain, for an extension of a nonconforming use and a variance to erect dormer addition to two-family dwelling in a manufacturing (M-1) district, the Boston Redevelopment Authority recommends approval with following proviso: that plans are submitted to the Authority for design review.



2-6790

3854 WASHINGTON ST.

J.P.

Board of Appeal Referrals 2/9/84

Hearing: 2/28/84

Z-6791
 Butera School of Art
 111 Beacon Street, Boston
 near Arlington Street

Five-story structure

District(s): apartment H-3-65 general business _____ industrial _____
 residential _____ local business _____ waterfront _____
 single family _____ manufacturing _____

Purpose: raise roof to provide classroom space.

Violation(s):

Increase in nonconforming use.

Floor area ratio is excessive.

Proposed expansion consists of 700 square feet of attic space for classroom use and will not be apparent from Beacon Street. Back Bay Architectural Commission has approved proposal in concept; Neighborhood Association does not object to it. Recommend approval.

VOTED: In reference to petition Z-6791, Butera School of Art, 111 Beacon Street, Boston, for an increase in a nonconforming use and a variance to raise roof of school in an apartment (H-3-65) district, the Boston Redevelopment Authority recommends approval. Minimal expansion of 700 square feet of attic space for classroom use will not have a significant impact on the neighborhood and will not be apparent from Beacon Street.



BEACON

MEMORIAL

STREET

MT. VERNON

STREET

LIME

CHESTNUT

PLACE

BEAVER

BYRON

ST

STORROW

EMBANKMENT

EMBANKMENT

DRIVE

BENKELEY

STREET

FIRST LUTHERAN CHURCH

FIRST UNITARIAN CHURCH IN BOSTON

AVENUE

AVENUE

COMMONWEALTH

Z-6791

111 BEACON ST.

B.P.

CHURCH OF THE COVENANT

STREET

ARLINGTON STREET CHURCH

FIRST BAPTIST CHURCH

